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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

19 Portman Avenue Harkness VIC 3337
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range between

\$440,000
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to

\$460,000
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### Median sale price

Median price

\$387,000
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\*House

X
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Suburb

Harkness
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Period - From

Feb 2017
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to

Jan 2018
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Source

Core Logic
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### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 - 16 Ferdinand Place Harkness VIC	\$450,000	04-Dec-17
2 - 10 Orchid Avenue Harkness VIC	\$459,000	22-Aug-17
3 - 8 Andreas Court Harkness VIC	\$460,000	06-Oct-17

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